

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
June 21, 2012

Present: Sally Monigle, Chairperson
Dorsey Fiske
Doug Heckrotte
Bill Hentkowski
Tom McDowell

Also Present: Debby Pullan, Inspection Department

Ms. Monigle called the meeting to order at 5 p.m. Roll call followed.

OLD APPLICATIONS

L. Koppenhaver, 145 E. 3rd Street

Shed approval.

Discussion: (Applicant received a copy of the approved shed list and litany.) Mr. Koppenhaver indicated the shed is a kit that he will assemble himself. The material to be used is wood and will not include any windows. HAC is looking for proportions such as thickness of trim, steepness of the pitch, etc. The applicant was requested to make the kit look like the pictures of the approved sheds. Specifications were discussed. The roof pitch of 8/12 was noted. Vertical siding is plywood and wood strips could be used to look like board and batten. (T-111 plywood is in the kit-put a batten over each groove to give the appearance of board and batten.) The double door should match the siding. Corner trim should be at least a 4" wide board. It will be built on skids. Weathered wood blend, architectural shingles are to be used on the roof and side walls should be taller.

Action: Mr. Heckrotte made a motion to vote on the application as submitted, provided the applicant use T-111 plywood replacing vertical battens 1X2" over grooves, same on double door, roof to be 8/12 pitch, boards at least 4" wide on corners, walls be 7'-6" at least and weathered wood blend, architectural shingles to be used. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

J. Stewart, 12 E. 4th Street

Build 11'X4X12' screened porch on back of house. Returning with additional info on porch submitted.

Discussion: Mr. Stewart said no fire wall is being put up. He has spoken with Mr. Bergstrom to confirm no fire wall would be needed on the side of the porch. The porch must remain open and screened. Concerning drainage, HAC suggested to Mr. Bergstrom that the applicant put up a pole gutter on the applicant's property roof to direct water off the back of the building. The peak would remain the same but a piece of wood would cover the metal directing water off the back of the property. There would be no gutter on the neighbor's property. Discussion about how to handle the gable followed. What Mr. Stewart has now is encroaching with the neighbor's property. He doesn't want to cut the gable off making his porch smaller and more expensive. Mr. Heckrotte said the drawing is not clear to show what the porch will look like and more correct drawing is requested. That drawing should show things like the thickness on the roof, pitch of roof, posts with thickness and posts with thickness on the back and the door will be appropriate. The revised drawing can be in between meetings and distributed to members of HAC for review.

Action: A motion was made by Mr. Heckrotte to continue the application. Ms. Fiske seconded the motion.

Disposition: The motion was approved and the application is continued.

NEW APPLICATIONS

M. Chaump, 44 E. 4th Street

Removing block/terra cotta chimney; pulling away from house.

Discussion: The application has been withdrawn. The chimney has been removed but there will be no replacement chimney installed. *(Discussion followed.)*

W. Hentkowski, 128 E. 2nd Street

Replacing rotting window sills and trim to match existing. Replace rotting front fence in kind.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved by a vote of 4 in favor and 1 abstaining (Hentkowski).

EMERGENCY REPAIRS

K. Adams, 110 Delaware Street

Remove old Portland cement from front of house and replace with appropriate mortar. LEAKING THROUGH WALL.

Discussion: The work has been done.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

W. Mund, 11 E. 2nd Street

Repointing of deteriorated brick work at rear of house.

Discussion: Brick work was planned to be done today.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

L. Cordano, 28 E. 3rd Street

Repair flashing on chimney, repair roof and/or flashing due to leaking. Also replace flat roof over kitchen.

Discussion: Brief discussion about material to be used on flat roof. Mr. Hentkowski informed the roof is high and cannot be seen.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

A. DiMaio, 313 Harmony Street

Replace 20' of fence along Harmony Street. Fence is in danger of falling over.

Discussion: A sample of fence to be used was circulated. Concern was raised as to whether the fence is on the list of approved fences. Ms. Pullan said the applicant is matching what is already present. *(Discussion followed.)*

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the homeowner either match the existing round-top board that exists or use straight-top boards. No dog ears are permitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Approval of Minutes – A motion was made and seconded to approve the May 2012 minutes as distributed. The motion was approved.

New Business – Mr. Brown, 122 E. 4th Street, showed a sketch of work he is planning on the porch requested guidance prior to next month's meeting when the application will be presented. Ms. Monigle requested members look at the porch railings and posts before the next meeting.

Adjournment -- There being no further business to address, the meeting was adjourned at 6 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer